

Lake County Economic Forecast

Lake County's economy is based largely on tourism and recreation. Clear Lake, the county's main attraction, has over 100 miles of shoreline, and is a popular destination for water-sports enthusiasts.

In 2001, Lake County's population was 60,200. The county's largest cities are Clearlake, population 13,273, and Lakeport, population 4,876. By the year 2010, population of Lake County is projected to grow to 73,540, an increase of 22 percent.

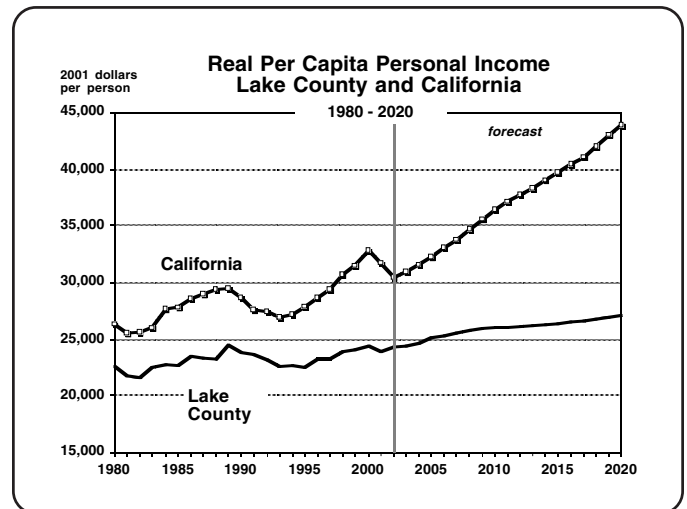
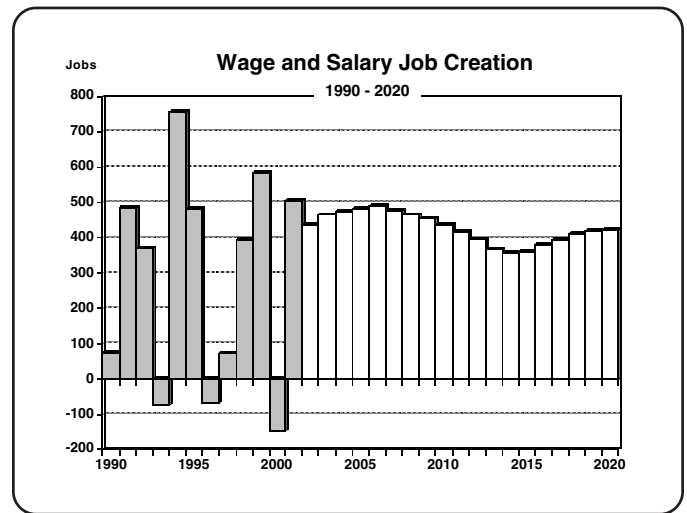
The county's annual average unemployment rate was 7.3 percent in 2001. Typically, in counties such as Lake where recreation and tourism are significant factors in the economy, there is substantial seasonal employment, and as a result, higher unemployment rates. The state's rate for 2001 was 5.2 percent.

Government, services, and retail trade dominate Lake County's current economic base. Government comprises 28 percent of total employment; services account for 26 percent, and the trade sector provides 21 percent of the total. Agriculture, which contributes 7.4 percent of all employment, is an important industry as well. The county's rich soil makes it an ideal area for crop production, primarily pears, wine grapes, and walnuts. In recent years, many orchards have been cultivated for the production of wine grapes.

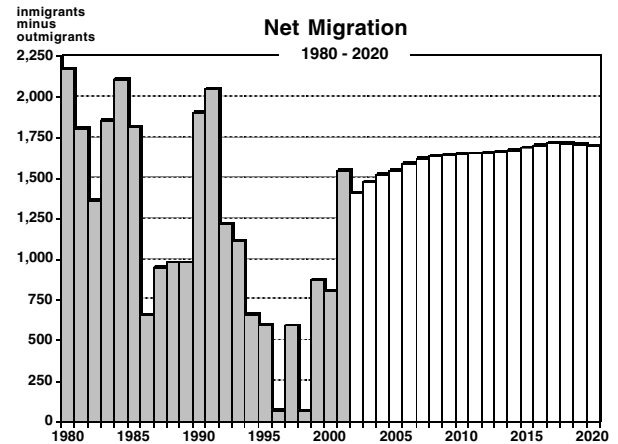
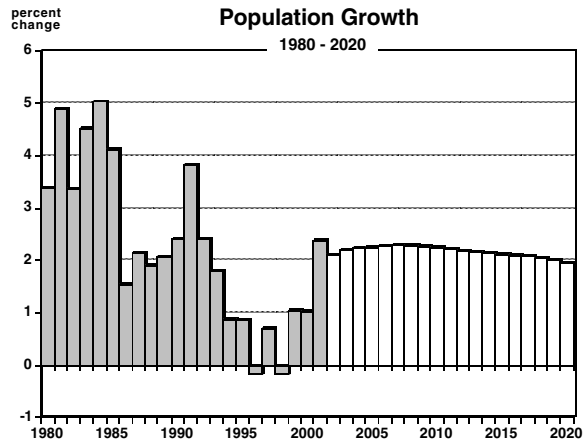
Employment in the services industry is projected to grow at the rapid pace of 3.9 percent per year between 2001 and 2007; within the services industry, most of the new jobs will be in social services, amusement and recreation, and business services. Local government will add nearly 1,000 jobs over the next 5 years, principally in education.

Forecast Highlights

- A non-farm job growth rate of 3.3 percent is forecast for Lake County between 2001 and 2007. The services and the public sector will account for 77 percent of the total wage and salary job growth.
- Inflation-adjusted per capita income rises an average of 0.9 percent per year over the next 5 years. In 2001, the personal income averaged just under \$24,000 per person.



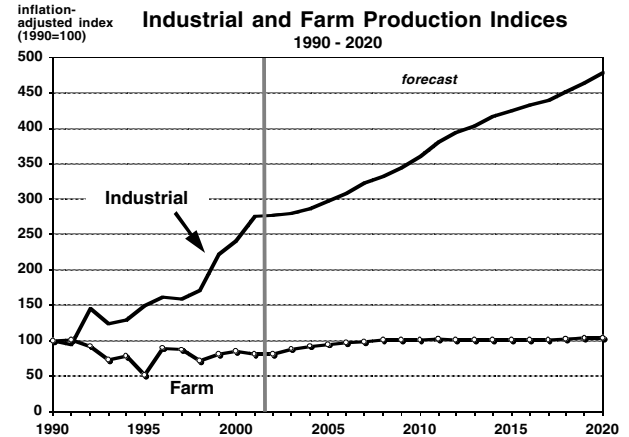
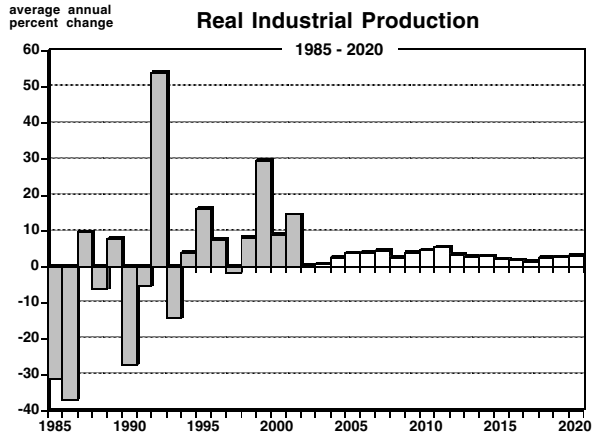
- The number of residential unit permits forecast for the 2002 to 2007 period averages 204 per year, an substantial increase over the 141 units authorized per year between 1995 and 2000 in Lake County.
- Population growth accelerates over the next 5 years, averaging 2.3 percent growth per year. A greater number of births (due to a rising population in the fertile age cohorts) and increased net migration are responsible for the higher rate of population growth projected for the remainder of the decade.



Lake County Economic Forecast

1995-2001 History, 2002-2020 Forecast

	Population (people)	Net Migration (people)	Registered Vehicles (thousands)	Households (thousands)	New Homes Permitted (homes)	Retail Sales (millions)	Personal Income (millions)	Real Per Capita Income (dollars)	Farm Crop Value (millions)	Industrial Production (millions)
1995	57,400	597	67.1	22.7	172	\$222.2	\$1,031.2	\$22,539	\$27.2	\$258.5
1996	57,300	71	68.0	22.8	103	\$229.7	\$1,087.4	\$23,271	\$48.4	\$277.6
1997	57,700	595	63.9	22.9	168	\$234.8	\$1,131.2	\$23,247	\$49.2	\$272.4
1998	57,600	69	66.1	23.0	84	\$247.3	\$1,198.7	\$23,881	\$41.6	\$294.1
1999	58,200	875	68.0	23.0	165	\$270.3	\$1,270.2	\$24,027	\$49.2	\$380.9
2000	58,800	810	72.1	23.9	187	\$291.9	\$1,361.4	\$24,386	\$53.6	\$413.9
2001	60,200	1,544	74.8	24.1	124	\$344.1	\$1,438.6	\$23,897	\$53.6	\$474.0
2002	61,479	1,413	76.0	24.2	160	\$389.4	\$1,553.5	\$24,341	\$56.1	\$476.0
2003	62,838	1,480	77.1	24.3	180	\$424.3	\$1,639.2	\$24,455	\$62.6	\$479.7
2004	64,252	1,522	78.3	24.5	193	\$456.4	\$1,738.4	\$24,698	\$67.5	\$492.0
2005	65,699	1,545	79.4	24.6	215	\$489.7	\$1,856.7	\$25,098	\$71.4	\$510.1
2006	67,200	1,591	80.6	24.8	232	\$520.9	\$1,967.7	\$25,306	\$75.2	\$529.7
2007	68,743	1,619	81.7	25.0	246	\$550.0	\$2,080.9	\$25,488	\$78.4	\$554.2
2008	70,319	1,637	82.8	25.2	255	\$579.3	\$2,205.4	\$25,730	\$82.4	\$568.4
2009	71,919	1,646	83.8	25.4	262	\$607.5	\$2,329.0	\$25,888	\$84.2	\$589.8
2010	73,538	1,652	84.9	25.6	268	\$635.4	\$2,457.4	\$25,984	\$87.1	\$618.0
2011	75,174	1,656	85.9	25.9	273	\$662.3	\$2,590.5	\$26,050	\$90.0	\$652.3
2012	76,824	1,659	86.7	26.1	280	\$689.3	\$2,733.7	\$26,141	\$92.2	\$673.8
2013	78,493	1,665	87.5	26.3	288	\$716.1	\$2,881.8	\$26,199	\$94.6	\$692.7
2014	80,184	1,675	88.3	26.5	296	\$742.3	\$3,036.8	\$26,291	\$97.2	\$713.4
2015	81,894	1,687	89.1	26.8	305	\$768.5	\$3,195.5	\$26,362	\$99.5	\$728.9
2016	83,625	1,702	90.1	27.0	312	\$797.9	\$3,377.4	\$26,533	\$102.6	\$742.9
2017	85,376	1,716	91.1	27.3	315	\$828.5	\$3,560.5	\$26,610	\$105.4	\$755.0
2018	87,124	1,714	92.1	27.6	316	\$861.0	\$3,762.4	\$26,792	\$110.0	\$774.3
2019	88,866	1,708	93.0	27.8	317	\$894.8	\$3,968.2	\$26,957	\$114.4	\$795.3
2020	90,601	1,700	94.0	28.1	319	\$929.6	\$4,180.0	\$27,131	\$117.4	\$820.4



Total Wage & Salary	Farm	Mining & Construction	Manufacturing	Transportation, Utilities	Wholesale, Retail Trade	Finance, Real Estate	Services	Government
-----employment (jobs)-----								
12,899	918	723	458	418	3,129	589	3,307	3,358
12,830	858	652	452	453	3,145	499	3,343	3,428
12,905	1,012	542	447	485	3,041	563	3,301	3,515
13,297	966	613	458	598	2,989	559	3,682	3,432
13,879	948	684	508	538	3,115	510	4,029	3,548
13,733	930	720	517	556	3,145	503	3,653	3,708
14,238	1,050	865	536	589	3,081	493	3,635	3,990
14,675	1,075	874	516	578	3,127	486	3,829	4,190
15,140	1,082	876	531	581	3,198	485	3,988	4,397
15,614	1,080	879	544	590	3,282	490	4,146	4,602
16,097	1,075	884	548	603	3,372	500	4,311	4,804
16,589	1,071	895	553	618	3,462	516	4,476	4,998
17,068	1,067	907	558	633	3,549	537	4,633	5,183
17,532	1,066	918	561	648	3,631	562	4,793	5,352
17,986	1,066	928	564	664	3,709	589	4,957	5,510
18,424	1,065	937	565	680	3,781	618	5,127	5,651
18,841	1,065	943	567	697	3,847	651	5,291	5,780
19,237	1,066	949	568	713	3,908	684	5,459	5,890
19,605	1,066	955	570	729	3,964	716	5,618	5,987
19,962	1,066	961	574	745	4,015	746	5,776	6,079
20,322	1,066	967	578	761	4,062	774	5,943	6,170
20,702	1,066	974	583	779	4,107	803	6,128	6,263
21,094	1,065	980	587	797	4,151	832	6,317	6,366
21,508	1,063	985	590	816	4,196	861	6,520	6,478
21,927	1,061	988	594	835	4,240	892	6,720	6,598
22,351	1,060	990	598	855	4,286	921	6,919	6,720

